

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF FENWAY URBAN RENEWAL PLAN;
ACQUISITION OF BRA BLOCK 59, PARCEL 30 (70 Symphony Rd.)
AND BLOCK 59, PARCEL 31 (72 SYMPHONY RD.)
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, was adopted by the Boston Redevelopment Authority and is recorded with Suffolk Deeds, Book 8327, Page 660, and requires the development of land in compliance with the regulation and controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 405 of Chapter IV of said Urban Renewal Plan entitled "Failure to Rehabilitate" states that any property not designated on the Plan as "Property to be Acquired" may nevertheless be acquired if such property fails to conform to the rehabilitation standards set forth in Section 807 of said Plan by failing to conform to the laws, codes and ordinances of the City of Boston.

WHEREAS, it is the opinion of the Authority that the Minor Modification with respect to the acquisition parcels is consistent with the objectives of the Fenway Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to the Plan:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY,
THAT:

Pursuant to the Fenway Urban Renewal Plan, Mass. R-115, said Plan be and hereby is amended by:

1. That Map No. 1, entitled "Property Map" and Section 401 of Chapter IV of the Plan are hereby modified under "Property to be Acquired" by the addition of Block 59, Parcel 30 (70 Symphony Road) and Block 59, Parcel 31 (72 Symphony Road);

2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That it is hereby found and determined that Block 59, Parcels 30 and 31, does not conform to rehabilitation standards found in Section 807 of said Plan and that said parcels are blighted and decadent.
6. That the Director be and hereby is authorized to proclaim by Certificate this Minor Modification of the Plan in accordance with HUD regulations.
7. That the Authority hereby adopt an Order of Taking by Eminent Domain of Block 59, Parcel 30 and Block 59, Parcel 31.

Fenway MASS R-115

70 Symphony Rd
72 Symphony Rd

September 6, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY 3846
9/6

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: FENWAY URBAN RENEWAL AREA MASS. R-115
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
ACQUISITION OF PROPERTIES IDENTIFIED AS
PARCELS No. 59-30, 59-31

Summary: This memorandum requests that the Authority:

- 1) Adopt a Minor Modification of the Fenway Urban Renewal Plan with respect to the acquisition of the properties identified as Block 59, Parcel 30 and Block 59, Parcel 31;
- 2) Authorize the Director to proclaim by Certificate this Minor Modification;
- 3) Further, to adopt an Order of Taking of these parcels.

For a number of years the properties located at 72 Symphony Road (a burned-out structure) and a vacant lot at 70 Symphony Road have been a blighting and detrimental influence for the residents and surrounding Symphony Road area. Attempts have been made to correct this situation and have failed.

Community residents have for sometime expressed concern over the physical condition of 72 Symphony Road and believe that it presents a serious blighting effect along with the vacant abutting parcel. For this reason, FenPAC, BRA staff members and the community are anxious to improve this area. However, the two parcels must be taken by Eminent Domain since Authority staff has been unable to acquire the property through negotiation.

Section 405 of Chapter IV of the Urban Renewal Plan entitled "Failure to Rehabilitate" states that any property not designated on the Plan as "Property to Be Acquired" may nevertheless be acquired if such property fails to conform to the rehabilitation standards set forth in Section 807 of said Plan. By failing to conform to the laws, codes and ordinances of the City of Boston the Authority is requested therefore to authorize the Eminent Domain taking of

the following parcels in the Fenway Urban Renewal Area in accordance with Chapter 79:

<u>Block/Parcel</u>	<u>Address</u>	<u>Description</u>	<u>Supposed Owner</u>
59-30	70 Symphony Rd.	3825 sq. ft. vac. land	Leo Epstein
59-31	72 Symphony Rd.	5-story brick bldg. vacant, vandalized, fire damaged.	Arlene Showstack Tr. Arlene Realty Tr.

Under the 1978-1979 Neighborhood Improvement Program, Community Development Block Grant funds were approved for the acquisition of 70 and 72 Symphony Road, demolition of 72 Symphony Road and subsequently the construction of a neighborhood park for residents of the area on these two parcels.

It is recommended, therefore, that the Authority adopt the Order of Taking.

An appropriate resolution is attached.

ATTACHMENT